

PARCEL 124C-T
JOYCE AVENUE IMPROVEMENTS
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 1, Range 18 of the United States Military Lands and being part of a tract of land conveyed to Galli Properties, LLC by deed of record in Instrument # 20062280038054 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lot 147 of Norlea Park Subdivision in Plat Book 19, Page 23 and being a parcel of land located on the right side of the centerline of construction for Joyce Avenue made for the City of Columbus by Dynotec, Inc., and recorded in Plat Book _____, Page _____, and being further bounded and described as follows:

Reference point of beginning at the intersection of the existing westerly right of way of Joyce Avenue (60' RW) and the existing southerly right of way of Maynard Avenue (50' RW), being the grantor's northeast corner and being 30.00 feet left of station 113+10.38 on Joyce Avenue;

Thence N 86°32'19" W along the said right of way of Maynard Avenue a distance of 25.40 feet to the True Point of Beginning, being 55.00 feet left of station 113+05.91 Joyce Ave. et. al.;

thence S 30°22'46" E across the grantor's tract a distance of 36.01 feet to a point, being 30.00 feet left of station 112+80.00;

thence S 13°35'41" W across the grantor's tract a distance of 19.68 feet to a point, being 30.00 feet left of station 112+60.32;

thence N 76°24'19" W across the grantor's tract a distance of 5.33 feet to a point, being 35.33 feet left of station 112+60.32;

thence N 14°23'06" E across the grantor's tract a distance of 23.68 feet to a point, being 35.00 feet left of station 112+84.00;

thence N 30°00'29" W across the grantor's tract a distance of 14.50 feet to a point, being 45.00 feet left of station 112+94.50;

thence N 76°24'19" W across the grantor's tract a distance of 55.00 feet to a point, being 100.00 feet left of station 112+94.50;

thence S 13°35'41" W across the grantor's tract a distance of 34.00 feet to a point, being 100.00 feet left of station 112+60.50;

thence N 76°24'19" W across the grantor's tract a distance of 50.00 feet to a point, being 150.00 feet left of station 112+60.50;

thence N 13°35'41" E across the grantor's tract a distance of 28.43 feet to a point, being 150.00 feet left of station 112+88.93;

thence S 86°32'19" E across the grantor's tract a distance of 96.51 feet to the true point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-099055. Within said boundary is 0.050 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.050 acres, more or less.

This description and survey was prepared from field observations made in March 2009 and reviewed on June 18, 2014 by Robert A. Bosworth, Registered Surveyor #7750.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.

The basis of bearings in this description is based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAD83 (96CORS adjustment) state plane coordinate system. The Columbus, Mount Vernon, and McConnelsville CORS stations were used in determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be N 13°32'54"E (north of 17th Avenue).

All stations and offsets are referenced to the centerline of right-of-way and construction as filed with the City of Columbus and designated as "2906- E".



Robert A. Bosworth, P.S.
Reg. Surveyor No. 7750

Date